CAPSULE SUMMARY SHEET

Survey No.: M:31-20 (PACS 3.16) Construction Date: 1949 and 1950

Name: Glenmont Village

Location: Bounded on the north by Urbana Drive, on the east by Georgia Avenue, on

the south by Weisman Road and on the west by Denley Road and Kendall

Street, Wheaton vicinity, Montgomery County

Private/Residences/Occupied/Good/Yes:unrestricted

<u>Description</u>:

Glenmont Village is a residential subdivision of single-family residential houses constructed in 1949 and 1950 in the Wheaton vicinity, Montgomery County. The area, located on the west side of Georgia Avenue, north and south of Randolph Road, was subdivided into lots along twelve roads and one cul-de-sac comprising 30 blocks and approximately 350 buildings. The streets within Glenmont Village include: Urbana Drive, Flack Street, Terrapin Road, Sheraton Street, Denley Road, Livingston Street, Randolph Road, Newton Street, Munson Street, Lindell Street, Lindell Court, Weisman Road and Grandview Avenue. The neighborhood of Glenmont Village constructed in 1949 is located north of Randolph Road, while the community south of Randolph Road was completed in 1950.

Significance:

The Glenmont Village subdivision was constructed by Glenmont Village, Inc. between 1949 and 1950. The houses, advertised as "Modern Bungalows" in a promotional brochure, were sold for \$9,875.00. Financed by Investors Diversified Services, Inc., monthly payments for a house were estimated at \$65.00, including taxes, insurance, principal and interest, and after a \$350.00 deposit for settlement costs. Promoted by Earl J. Preston Real Estate of Silver Spring, the development was publicized as close to the Washington District Line on Georgia Avenue and adjacent to the Glenmont School, with bus service to other schools. Also mentioned were stores and a post office about .8 kilometers (.5 miles) away.

Preparer P.A.C. Spero & Company May 1998 Maryland Historical Trust _____no Maryland Inventory of Historic Properties Form Montgomery-Prince George's Short-term Congestion Relief

| 1. Name: | (indicate preferred | name) | | |
|---|---|--|--|--|
| historic Glenmo | nt Village | | te de dividir a constant de la const | |
| and/or common | | | - | , |
| 2. Locat | ion: | | | |
| street & number | | by Urbana Drive, on the and on the west by Denle | | |
| city, town Whea | | | onal district | |
| state | Maryland | county | Montgomery | |
| 3. Class | ification: | ······································ | | |
| Category X district building(s) structure site object | Ownershippublic _X_privateboth Public Acquisitionin processbeing considered _X_not applicable | Status _X_occupiedunoccupiedwork in progress Accessibleyes: restricted _X_yes: unrestrictedno | Present Useagriculturecommercialeducationentertainmentgovernmentindustrialmilitarytransportation | museumpark _X_private residencereligiousscientificother: |
| 4. Owner | of Property: | (give names and mail | ing addresses of <u>all</u> | owners) |
| name mult: | iple ownership | 400 - 440 m m dang lan | | |
| street & number | *************************************** | Porte de Presson de la companya del companya de la companya del companya de la co | telephone no. | : · |
| city, town | | | state and | d zip code |
| 5. Locat | ion of Legal | Description | | |
| Land Records Off | ice of Montgomery County | 1 | | liber |
| street & number | Montgomery County Judi | cial Center | | folio |
| city,town Rock | ville | | sta | te Maryland |
| 6. Repre | sentation in | Existing Hist | orical Surv | eys |
| title | | | · | |
| date | | federal | statecounty | /local |
| epository for su | urvey records | , | . Chrys-Her Arab | ·, · · · · · · · · · · · · · · · · · · |
| city,town | | | state | 9 |
| | | | | |

7. Description

Survey No. M:31-20 (PACS 3.16)

| Condition _excellent _X_good | deteriorated ruins | Check one unaltered _X_altered | Check one X_original sitemoved | date of move | ***** |
|------------------------------------|-----------------------|--------------------------------------|--------------------------------|--------------|-------|
| fair | unexposed | | hardan-magashab | | |

Resource Count: approximately 350

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Glenmont Village is a residential subdivision of single-family residential houses constructed in 1949 and 1950 in the Wheaton vicinity, Montgomery County. The area, located on the west side of Georgia Avenue, north and south of Randolph Road, was subdivided into lots along twelve roads and one cul-de-sac comprising 30 blocks and approximately 350 buildings. The streets within Glenmont Village include: Urbana Drive, Flack Street, Terrapin Road, Sheraton Street, Denley Road, Livingston Street, Randolph Road, Newton Street, Munson Street, Lindell Street, Lindell Court, Weisman Road and Grandview Avenue. The neighborhood of Glenmont Village constructed in 1949 is located north of Randolph Road, while the community south of Randolph Road was completed in 1950.

The buildings are arranged along a grid pattern of streets intersected by slightly curvilinear cross-streets. The houses have consistent set-backs and lot sizes. All of the roads are curbed, though only the principal streets have sidewalks. All houses within the development are 1 to $1\frac{1}{2}$ -stories in height, 3-bays wide with a poured concrete foundation, asbestos shingle exteriors and an asphalt shingle side-gable roof. When built, the houses featured full basements, gas heat and hot water and an expandable attic level with a full-width dormer on the rear elevation.

The houses within the north section of Glenmont Village can be divided into four sub-types based upon location of main entry and porch configuration. The first type is illustrated in the Glenmont Village promotional brochure. It has a central entry flanked by 6/6 double-hung windows. The main door is located within a gable roof entry porch supported by two wood posts. Sub-type #2 also has a central entry, however this type lacks an entry porch. Instead the entrance is located within a slightly projecting pediment which has been stuccoed and scored to resemble stone. Sub-types #3 and #4 have main entrances located in one of the end bays. Sub-type #3 has the largest front porch of all the houses within Glenmont Village. The porch is 2-bays wide with a shed roof supported by three wood posts. Sub-type #4 has a small gable roof entry porch identical to sub-type #1. Essentially, the houses within the north section are arranged to alternate between sub-types, though there are entire blocks of one house type.

The south section has three sub-types based on porch style. Unlike the north section, all houses in the south section have central entrances. The three types are identified by having a shed roof entry porch, compass roof entry porch or no entry porch. The type without an entry porch has an entrance located below a flush pediment supported by two fluted pilasters.

Over the years, the houses have been customized to suit the taste of their owners. Common alterations to the houses include replacement of the windows, application of aluminum siding and enlargement of the structure with dormers, and side and rear additions. The houses were constructed without garage, however several garages and carports have been added.

| _prehistori 1400-149 1500-159 1600-169 1700-179 1800-189 | 9 <u> commerce</u> | ricCommunity planconservationeconomicseducationengineeringexploration/settl | nninglandscape a law literature military music ementphilosophy politics/go | overnment | science sculpture social/ humanitarian |
|---|---|---|--|------------|---|
| Specific d | ates 1949 and 1950 | E | Builder/Architect | Glenmont V | /illage, Inc. |
| check: | Applicable Criteria and/or Applicable Exceptio Level of Significan | ns:ABC_ | _DEFG | | |

Prepare both a summary paragraph of significance and a general statement of history and support.

The Glenmont Village subdivision was constructed by Glenmont Village, Inc. between 1949 and 1950. The houses, advertised as "Modern Bungalows" in a promotional brochure, were sold for \$9.875.00. Financed by Investors Diversified Services, Inc., monthly payments for a house were estimated t \$65.00, including taxes, insurance, principal and interest, and after a \$350.00 deposit for ettlement costs. Promoted by Earl J. Preston Real Estate of Silver Spring, the development was publicized as close to the Washington District Line on Georgia Avenue and adjacent to the Glenmont School, with bus service to other schools. Also mentioned were stores and a post office about .8 kilometers (.5 miles) away.

The development was constructed in the Wheaton region. The area known as Wheaton developed from a small mid-nineteenth century cross-roads settlement at the intersection of Georgia Avenue and Old Bladensburg Road (vicinity of Georgia Avenue and University Boulevard). At that time, a tavern had been in operation at the intersection since the 1700s. In the mid-nineteenth century the tavern was operated by Richard Mitchell, and the area was called Mitchell's Crossroads. After the Civil War, George Plyer, postmaster of Mitchell's Crossroads, officially changed the named of the post office to Wheaton, in honor of Civil War hero General Frank Wheaton. General Wheaton was a Rhode Island soldier who successfully defended the City of Washington from southern forces by defeating General Jubal Early at Fort Stevens. Commercial growth and residential development was sporadic until the twentieth century. The first modern commercial development began in the 1920s, with Dr. Atchison's stores and gas station at the intersection of Georgia Avenue and Old Bladensburg Road. Another gas station, an Amoco station, was built at the intersection of Georgia Avenue and Viers Mill Road in 1940. The northern section of Wheaton was known as High Steps, reportedly for a local store which was located on the second floor of a building.

A residential boom in Wheaton began in 1948 with the construction of Viers Mill Village (M:31-23), a low-cost housing project. Between 1949 and 1950, Glenmont Village was constructed at the intersection of Georgia Avenue and Randolph Road. The area known as High Steps is known known as Glenmont. With housing construction in Wheaton experiencing tremendous growth, commercial stablishments and public services followed to support the new residents. In 1954, the Wheaton Junior-Senior High School opened and the \$20 million Wheaton Plaza was constructed in 1955. Increased population brought traffic congestion to the busy intersections of Wheaton. Beginning in the 1950s, numerous widening and repaving campaigns altered and enlarged the road network in

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Glenmont Village **SURVEY NO.:** M:31-20 (PACS 3.16)

ADDRESS: Bounded on the north by Urbana Drive, on the east by Georgia Avenue, on the

south by Weisman Road and on the west by Denley Road and Kendall Street,

Wheaton vicinity, Montgomery County

8. Significance (Continued)

the Wheaton region. Today, there are few reminders of Wheaton's nineteenth century crossroads history (Sentinel, 29 September 1955).

The houses in Glenmont, though described by the promoter as "Modern Bungalows", are typical midtwentieth century low-cost Contemporary Cape Cod-style cottages. The mid-twentieth century contemporary Cape Cod, a particular adaptation of the vernacular massed-plan, first appeared in the mid-1920s. As a relatively inexpensive house to build, it became moderately popular during the Depression of the 1930s (Rebeck 1987, 16). When the Government Issue Bill of 1944 made it possible for veterans to borrow 100% of a home's value, the single-family dwelling became accessible to an unprecedented number of families (Wright 1981, 242-43). The contemporary Cape Cod subsequently became a standard suburban form in most eastern metropolitan areas. This was the form chosen by Abraham Levitt for the 17,450 suburban dwellings his company constructed in Levittown, Long Island between 1947 and 1951 (Wright 1981, 251-252). As arranged by Levitt & Sons, the contemporary Cape Cod was three-bays wide and one-story tall with a steeply-pitched side-gable roof, often later finished as a half story. The exterior had little detail, with only faint references to Colonial Revival and Modernist architecture. The interior took the open plan f the Bungalow a step further, dividing the house into an "activity zone" and a "quiet zone." The activity zone consisted of a kitchen, dining area and living area, often only loosely separated by half walls, built-in cabinets, and a central fireplace. The quiet zone contained two bedrooms and a bath, all opening off of a hall (Wright 1981, 254). The contemporary Cape Cod was designed with low-maintenance materials and modern appliances which lessened the amount of housework needed, while the open living, dining and kitchen areas allowed the family to be together through most of their daily activities (Kelly 1995, II-151-52). Due to their original small size, most Cape Cod dwellings were later enlarged.

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8. Significance (Continued)

National Register Evaluation:

Constructed between 1949 and 1950, the Glenmont Village subdivision is not eligible for the National Register of Historic Places. The development is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the subdivision has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. Residential developments are a ubiquitous resource within the Washington D.C. suburban landscape. Therefore, a development must possess characterdefining elements of its design and layout, and must possess buildings with excellent integrity, to be representative of suburban design. Glenmont Village is not eligible under Criterion C, as the development does not possess buildings which represent a significant building type. Though it was possible to discern the six original sub-types of houses constructed by the developer, the integrity of a majority of the houses has been compromised by alterations. In ddition, the community does not have characteristic features of other mid-twentieth century evelopments, such as public space or street light fixtures, and only a few streets have sidewalks. Glenmont Village is not eligible under Criteria Consideration G, as the development is less than fifty years old and has not acheived exceptional importance within the last fifty Finally, the subdivision has no known potential to yield important information, and therefore, is not eligible under Criterion D.

| Eligibility recommendedComments | MARYLAND HISTORICAL TRUST Eligibility Not Rec | commended |
|---------------------------------|---|-----------|
| Reviewer, OPS: | Date: | 12/16/99 |

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The

9. Major Bibliographical References Survey No. M:31-20(PACS 3.16)

See Attached

10. Geographical Data

Acreage of nominated property

Quadrangle name <u>Kensington, MD</u> Quadrangle scale <u>1:24,000</u>

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries state code county code

state code county code

11. Form Prepared By

name/title Tim Tamburrino

rganization P.A.C. Spero & Company date May 1998

street & number 40 W. Chesapeake Avenue, Suite 412 telephone (410) 296-1635

city or town Baltimore state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposed only and do not constitute any infringement of individual property rights.

return to:Maryland Historical Trust DHCP/DHCD 100 Community Place Crownsville, MD 21032-2023 (410) 514-7600

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM RESOURCE NAME: Glenmont Village SURVEY NO.: M:31-20 (PACS 3.16)

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9. Major Bibliographical References (Continued)

- Boyd, T.H.S. 1968. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.
- Brugger, Robert A. 1988. <u>Maryland, A Middle Temperament 1634-1980</u>. Baltimore and London: Johns Hopkins University Press.
- Coleman, Margaret Marshall. 1984. <u>Montgomery County: A Pictorial History</u>. Rev. 1990. Norfolk and Virginia Beach: The Donning Company Publishers.
- Farquhar, Roger Brooke. 1962. <u>Old Homes and History of Montgomery County, Maryland</u>. Washington: Judd and Detweiller, Inc.
- Hiebert, Ray Eldon, and Richard K. MacMaster. 1976. <u>A Grateful Remembrance: the Story of Montgomery County, Maryland</u>. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.
- Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Kelly, Barbara M. 1995. "The Houses of Levittown in the Context of Postwar American Culture," from <u>Preserving the Recent Past</u> conference, II-147 to II-155.
- Land Records of Montgomery County, Maryland.
- Martenet, Simon J. [1865] 1975. <u>Martenet and Bond's Map of Montgomery County, Maryland</u>. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Rebeck, Andrea. 1987. <u>Montgomery County in the Early Twentieth Century</u>. Maryland Historical Trust and Montgomery County Historic Preservation Commission.
- Tindall, George Brown. 1984. <u>America: A Narrative History</u>. 2 vols. New York: W.W. Norton & Company, Inc.
- Wright, Gwendolyn. 1983. <u>Building the Dream: A Social History of Housing in America</u>. Cambridge, Massachusetts: The MIT Press.

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MARYLAND HISTORICAL TRUST

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ADDRESS:

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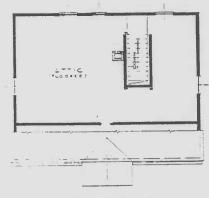
Wheaton vicinity, Montgomery County

10. Geographical Data (Continued)

Plan and Sketch of Typical House from 1949 Promotional Brochure:



PERSPECTIVE



SECOND FLOOR PLAN

FIRST FLOOR

THESE FLOOR PLANS FEATURE:-

- : Automatic gas heat and hot water.
- 2 Full basement with concrete floors and walls.
- 3 Attic expansion with full dormer across back and large enough for two (2) additional rooms and bath.
- 4 Ample closet space.

- 5. Ceiling insulated.
- 6. Large lot with room for expansion.
- 7. Paved streets, sewer, water, gas and electricity.
- 8. Close to schools, transportation and shopping center.

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P.A.C. Spero & Company
May 1998

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM RESOURCE NAME: Glenmont Village 3URVEY NO.: M:31-20 (PACS 3.16)

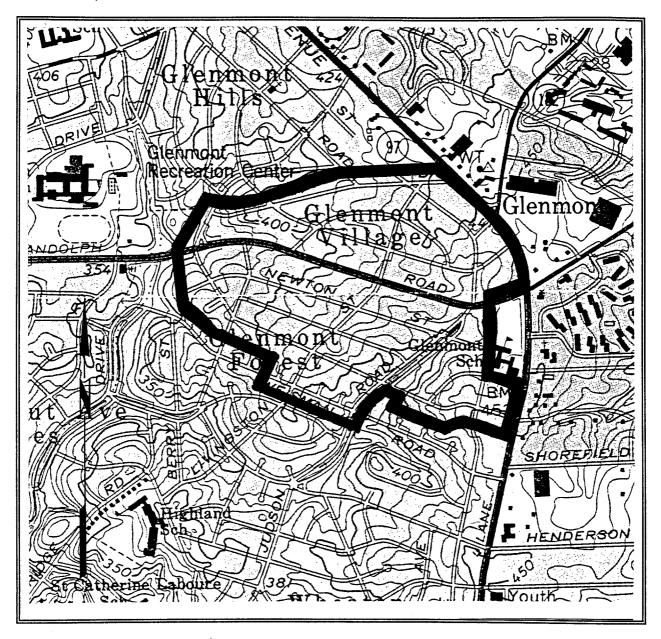
ADDRESS: Bounded on the north by Urbana Drive, on the east by Georgia Avenue, on the

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10. Geographical Data (Continued)

Resource Sketch Map:



MARYLAND HISTORICAL TRUST

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Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings

Historic Environment (urban, suburban, village, or rural):

Suburban

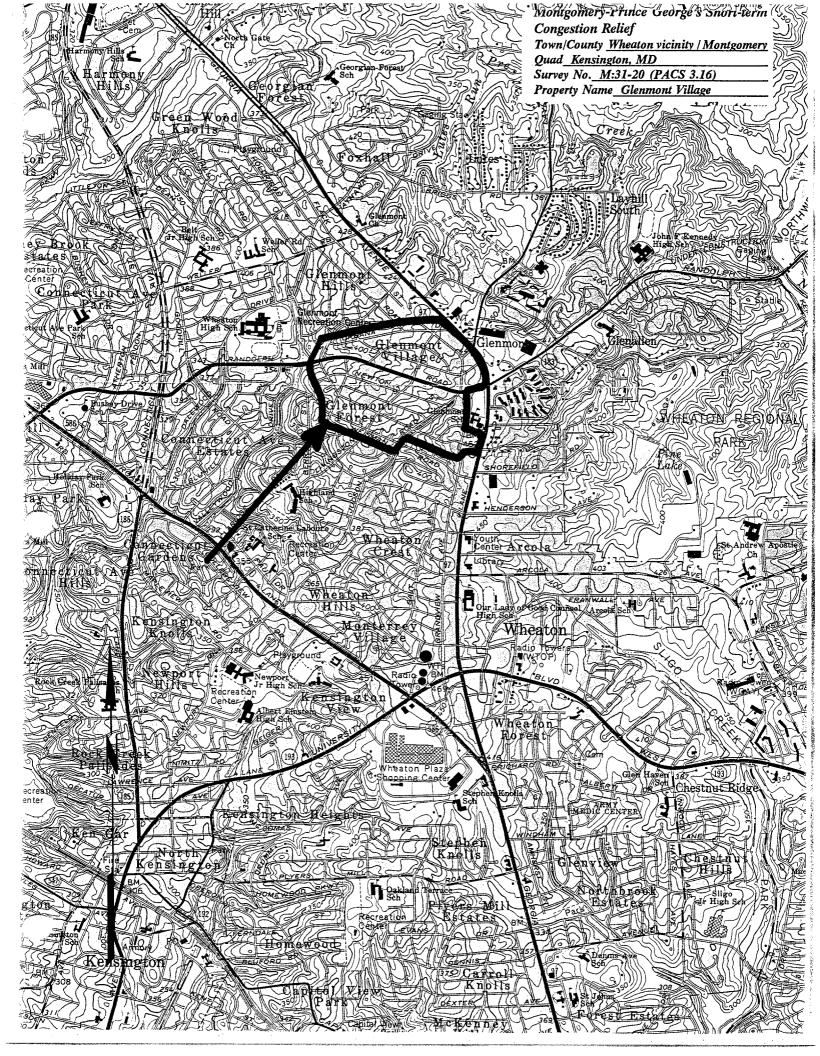
Historic Function(s) and Use(s):

Private Residences

Known Design Source (write none if unknown):

Glenmont Village, Inc.

Preparer P.A.C. Spero & Company May 1998





11-31-20 GLENMONT VILLAGE MONTEGNEZY CO. NO TIM TAMEURRING 1-27 $\frac{2\log_2 x^2}{x^2} + \frac{1}{2} \cdot \frac{dx}{dx} + \frac{\log_2 x^2}{x^2} + \frac{1}{2} \cdot \frac{1}{2} \cdot \frac{x}{dx} + \frac{1}{2} \cdot \frac{1}$ MAFYET SHO 2718 URLANT DRIVE 1/23



CHEMMONT VICEAGE

MONTGOMERY CO., MD

TM TAMOURRINO

4-98

MARYLAND

2615 LIVINGSTON STREET

2/23

M-31-20



GLENMONT VICLAGE MONTGONERY CO. MD TON IAMBURZING 4-98 793 0271 N N N MARYLAND SHIPO 2610 L'UNESTON STREET 3/23

M-31-20



GLENGAT VILLAGE MONTGONERY Co., MD TIM TAMBURKING 4-09,-8027: MARKELID SHPO 24 10 SHERATON STREET 4/23

11-31-20



M-31-20 GLENMONT VILLAGE NONTGUNERY CO., MO TIM TAMBURYING 793 0271 9 9 9 9 9 MARYLAND SHPO 2502 SHERATON STREET 5/23



11-31-20 GLENMONT VICLAGE MONTGOMERY CO., MD TIM TAMBURRING 4-98 MARYLAND SHPO 24 1 BLOCK OF EHERATON STREET 6/23



11-31-20 GRENMONT VICEAGE MONTGOMERY CO. MD TWI TAMBUZAINS MARYLEND SHOO 2700 BLOCK OF SHERRE STREET VEY FROM NONTHUIST 7/23



GLENMONT /14185E NONTGONERY CO., NO TIM TAMBURRING 4-98 MARYLAND SHED 2700 BLOCK OF SHERATON STREET. VIEW EROM SOUTHEAST 8/23

N-31-20



GLENNIGHT VILLAGE
WOHTGOMERY CO., ND
TIM TAMBURRIND
4-98
MARYLAND SUPD
2700 BLOCK OF CHERATURE STREET, NEW FROM SOLTHEAST

11-31-20

9/23



GLENNONT VILLAGE MONTGOMERY Co. 11) TIM TAMBURKINIS 4- 98 MARYLATIN THAT 2700 BLUCK OF TEKRADIN ROAD, VIEW FROM SOUTHEAST 10/23

N-31-20



GLENNONT VILLAGE MONTGOMERY Co., MD TIM TAMBUKKING 4-98 MARYLAND 541PO 2760 BLOCK OF TERRAFIN LOAD, VIEW EREN SOUTHEAST 11/23

11-31-20



GENMONT VILLAGE MONTGOMERY. CO., MA TIM TANGUER 110 24_98 -50 ED71 100 HZ MAZYLAND SHOO 2600 BLOCK OF SHERFTON STREET, VEN FROM SOUTHEAST

M-31-20



GLENMONT VILLAGE

MONTGONERY (G., MD

TIM TAMBURRINO

4-98

MARYLAND SHAD

SHERATON STREET AT JUDSON KOAD, WEN FROM EAST

11-31-20



GLENMONT VILLAGE
MONTGONERY CO., MD

TIM TAMBURRING

4-98.
MARYLAND SHPO

FLACK STREET AT URBANA DRIVE, VIEW FROM EAST

14/23

11-21-20



GLENMONT VILLAGE MONTGOMERY CO., MD

2600 BLOCK OF DRIVE, VIEW FROM SOUTHEAST

TM TAMBURFUNC

MANCLAND STIPO

111-31-20



M-31-20 GLENMONT / LLAGE MONTGOMERY CO, ND TIM TANBUKKIND 4-98 MARCLAND SHPO 2700 BLOCK OF URBANA DRIVE, VIEW FROM SOURINEST 16/23



M-31-20
GLENMANT VILLAGE, South of Toudold Road
NOTIFICAL CO., ND
TIM TAMBURRING
4-78
MARYLAND SUPO
2615 NEWTON SURE



11-31-20 GLEMMANT Village, south of Francald Food MONTGONERY CO. NID TIM TAMBERRIAD 4-93 MARYLAND SUP 2618 NEWTON STREET 18/23



ALENMONT VILLAGE, sostrof Randold Pood
MONTGOMERY CO. MD

TIM TAMBURKING
4-98

MARYLAND SHPO

2965 NEWTON STREET



M-31-20
GLENMONT VILLAGE SOUTH OF RANDGEDWROAT
MONTGONERY CO., MD
TIM TAMBURRINO
4-98
MARYLAND SAPO
2700 BLOCK OF LINDSLU STREET, VIEW FROM
500THEAST

20/2-3



11-31-20 MONTGONERY CO., MY TAMBURRING 4-23 MARYLAND BURN

2800 BLOCK OF LINDELL STREET, VEW FROM SOUTHWEST 21/23



11-31-20 GLEMONT Village, son of Randoch Rood MONTGOMERY C. TUD TIN TAMBURRIUS 4-98 MARYLAND CHPO 2700 ELOCK OF MUNSON STREET, VEW FROM NORTHWEST 22/23



11-31-20 MONTGOMERY (S., M.) TIM TAMBUREILO

2600 BLOCK OF NEWTON STREET, WE'VE TROM SOUTHEAST

MARYLAND SHED

23/23

4-98